

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1835

1 WHEREAS, Pamela A. Manske has submitted an application designated as
2 Special Permit No. 1835 for authority to develop Sage Prairie Community Unit Plan
3 consisting of six dwelling units on property located at 124th and Holdrege Streets, and
4 legally described to wit:

5 A portion of the Southwest Quarter of Section 17, Township 10
6 North, Range 8 East of the 6th P.M. Lancaster County,
7 Nebraska, except for Lot 8 I.T. and Lot 17 I.T. of said Section,
8 more particularly described as follows:

9 Commencing at the South Quarter corner of Section 17,
10 Township 10 North, Range 8 East of the 6th P.M., Lancaster
11 County, Nebraska; thence north 00 degrees 17 minutes 58
12 seconds east (an assumed bearing) on the east line of the
13 Southwest Quarter, a distance of 919.03 feet to the point of
14 beginning; thence north 90 degrees 00 minutes 00 seconds
15 west, a distance of 989.86 feet; thence north 00 degrees 04
16 minutes 22 seconds east on the east line of Lot 17 I.T., a
17 distance of 349.08 feet to the northeast corner of Lot 17 I.T.;
18 thence north 89 degrees 56 minutes 07 seconds west on the
19 north line of Lot 17 I.T., a distance of 313.03 feet; thence south
20 00 degrees 04 minutes 22 seconds west on the west line of Lot
21 17 I.T., a distance of 1278.45 feet to a point on the north right-
22 of-way of Holdrege Street; thence north 90 degrees 00 minutes
23 00 seconds west on the said right-of-way, and parallel to the
24 south line of the Southwest Quarter of Section 17, a distance
25 of 955.64 feet, to the southeast corner of Lot 8 I.T.; thence
26 north 00 degrees 09 minutes 10 seconds east on the east line
27 of Lot 8 I.T., a distance of 1195.00 feet; thence north 90
28 degrees 00 minutes 00 seconds west, and parallel to the south
29 line of the Southwest Quarter, on the north line of Lot 8, a
30 distance of 350.00 feet to a point on the west line of the
31 Southwest Quarter of said Section 17; thence north 00
32 degrees 09 minutes 10 seconds west on said west line, a
33 distance of 1394.88 feet, to the East Quarter corner of said

1 Section; thence south 89 degrees 52 minutes 14 seconds east
2 on the north line of the Southwest Quarter of Section 17, a
3 distance of 2618.92 feet to the center quarter corner of said
4 Section 17; thence south 00 degrees 17 minutes 56 seconds
5 west, on the east line of the Southwest Quarter of Section 17,
6 a distance of 1664.96 feet to the point of beginning, and
7 containing a calculated area of 5,033,834.48 square feet, or
8 115.56 acres, more or less;

9 WHEREAS, the real property adjacent to the area included within the site
10 plan for this community unit plan will not be adversely affected; and

11 WHEREAS, said site plan together with the terms and conditions hereinafter
12 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
13 Code to promote the public health, safety, and general welfare.

14 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
15 Lincoln, Nebraska:

16 That the application of Pamela A. Manske, hereinafter referred to as
17 "Permittee", to develop Sage Prairie Community Unit Plan consisting of six dwelling units,
18 on the property legally described above, be and the same is hereby granted under the
19 provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon
20 condition that construction and operation of said community unit plan be in strict
21 compliance with said application, the site plan, and the following additional express terms,
22 conditions, and requirements:

- 23 1. This permit approves a total of six dwelling units.
- 24 2. Before receiving building permits the Permittee must submit a
25 permanent reproducible final site plan as approve.
- 26 3. Before occupying this development all development and construction
27 must conform to the approved plans.

1 4. All privately-owned improvements, including landscaping, must be
2 permanently maintained by the Permittee, its successors and assigns.

3 5. The site plan approved by this permit shall be the basis for all
4 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
5 elements, and similar matters.

6 6. The terms, conditions, and requirements of this resolution shall be
7 binding and obligatory upon the Permittee, her successors, and assigns. The building
8 official shall report violations to the City Council which may revoke the special permit or
9 take such other action as may be necessary to gain compliance.

10 7. The Permittee shall sign and return the City's letter of acceptance to
11 the City Clerk within 30 days following approval of the special permit, provided, however,
12 said 30-day period may be extended up to six months by administrative amendment. The
13 City Clerk shall file a copy of the resolution approving the special permit and the letter of
14 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
15 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant